Main Street

Newton Solney, Burton-on-Trent, DE15 OSJ







refurbishment, this lovely property is situated in the highly sought after village of Newton Solney.

Offers in excess of £260,000



With two popular pubs, together with the village primary school just around the corner, Newton Solney has excellent access to country and riverside walks and is also very well placed, having excellent transport links providing easy access to Burton-On-Trent, Nottingham, Birmingham and beyond.

Entrance to the property is via an entrance Lobby leading onto the main ground floor living areas.

The lounge overlooks the front elevation with a feature fireplace and stairs rising to the first floor.

The second reception room provides a second seating area with an open fireplace as well as space for a dining table, window to rear and double doors leading from the lounge and a matching set opening into the kitchen.

The kitchen is fitted with a comprehensive range of solid wood base and eye level units with roll edge worksurfaces incorporating a breakfast bar, inset stainless steel sink unit, tiled splashbacks, built-in under counter double oven with gas hob and extractor hood over, plumbing and spaces for a washing machine and dishwasher, space for a fridge freezer, built-in storage cupboard, stable door to the side and windows overlooking the side elevation.

At the end of the kitchen, a lobby area provides access to the ground floor WC and the bathroom fitted with a pedestal wash hand basin and a panelled bath with shower over.

On the first floor are three generous bedrooms one of which had been intended as a first floor bathroom and has been fitted with a low flush WC.

Outside, the property is set back from the road behind a small front garden with a low brick and wrought-iron boundary and there is tarmaced driveway providing vehicular hard standing. Gated access leads along the side of the property past a side yard area to a lawned rear garden. At the end of the garden is a large brick outhouse which requires some remedial work but could be made into useful storage or possibly a home office.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency www.southderbyshire.gov.uk

Our Ref: JGA/13022023

Local Authority/Tax Band: South Derbyshire District Council / Tax Band C













John German 🧐





Agents' Notes

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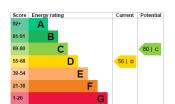
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